

PLANNING & DEVELOPMENT SERVICES REPORT

PRELIMINARY PLAT

PPPL2014-0001

DATE: February 14, 2014
MEETING DATE: February 26, 2014
REPORT BY: Elaine Averitt
CONTACT: 928-213-2616

REQUEST:

A request for Preliminary Plat approval for the Switzer Canyon Village Townhomes, a 48-unit residential townhouse subdivision on an 18.56-acre site located at 587 North Switzer Canyon Drive in the R1, Single-Family Residential Zone. The existing condominium plat is proposed to be abandoned and a new townhouse plat is proposed as described.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with a recommendation for approval, subject to the condition that the development complies with all applicable conditions of the Development Review staff approval of January 14, 2014.

PRESENT LAND USE:

An existing residential condominium subdivision consisting of 96 undeveloped condominium dwelling units with existing public and private street improvements completed.

PROPOSED LAND USE:

Residential subdivision development consisting of 48 townhome dwelling units.

NEIGHBORHOOD DEVELOPMENT:

North: Single-Family Residential; R1 Zone;

South: Vacant; R1 Zone;

East: Commercial and Institutional; HC and R1 Zones, and Switzer Canyon Dr;

West: Single-Family Residential; R1 Zone.

REQUIRED FINDINGS:

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

STAFF REVIEW:

Introduction

The applicant, Woodson Engineering, representing Miramonte Homes, is seeking Preliminary Plat approval for a 48-unit, residential townhouse subdivision. The applicant received conditional approval by the Development Review Staff on January 14, 2014. In 2006, the subject site was recorded as a final plat intended for 96

Condominium dwelling units. Most of the infrastructure for the project has been installed as part of the condominium project. No buildings/dwellings have been constructed. The new owner intends to abandon the condominium plat (Sheet 3) and re-plat the subdivision for the proposed townhomes and reduce the number of lots to 48.

Several development standards have changed since 2006, including a new Zoning Code, new driveway ordinance, new storm water standards, new engineering standards, new landscaping standards, and new building placement standards. As such, the applicant was required to go through the development review process beginning with a conceptual plat review. The plan for the townhome subdivision was adjusted accordingly.

Flagstaff Area Regional Land Use and Transportation Plan

The current land use designation for the site is predominantly Urban Open Space due to the significant hillsides located on the site. A small portion of the site adjacent to Switzer Canyon Drive has land use designations of Commercial Regional/Community and Low Density Residential (1-5 du/ac). However, the parcel is currently zoned Single-family Residential. In instances where zoning is vested, the development rights provided by the zoning district take precedent over the Open Space land use designation. The applicant has provided an open space element as identified by the 7.52-acre, Tract "A" on the Preliminary Plat. This dedicated open space tract exceeded the previous zoning code's open space requirement of 4.91 acres per the development standards for the previous UR, Urban Residential zone. The current R1, Single-Family Residential Zone does not require any common open space. It does require a minimum 15% of lot area as private open space. In addition, a blanket easement to allow for future F.U.T.S. trail development by the City is being provided on Tract "A." The previous developer roughed out a section of the F.U.T.S. north of Tract "A" as identified in the Regional Land Use and Transportation Plan and the current developer will re-dedicate a twenty-foot-wide easement to the City of Flagstaff for this section of trail across the site. The City will complete construction of the trail at a later date. Staff believes the applicant has designed the site in conformance to the City's open space plan by providing a continuous F.U.T.S. trail from the north portion of the site through the site, and providing Tract "A" as open space dedicated to the homeowners association.

ZONING REQUIREMENTS

The property is zoned R1, Single-Family Residential. The proposed development of 48 dwelling units is within the density required by the *Flagstaff Zoning Code* (Section 10-40.30.030). The R1 density requirement is 2-5 gross units per acre within the Resource Protection Overlay; the proposed gross density is 2.59 units per acre. The property was previously zoned UR, Urban Residential, which allowed a gross density of six dwelling units per acre.

Single-family (attached) use is permitted in the R1 zone as a Planned Residential Development (PRD). Division 10-40.60.270 addresses specific use standards for Planned Residential Developments. PRDs may use different building types (i.e., Courtyard Apts, Duplex, Townhouse) as part of an integrated site planning process in non-transect zones and for achieving gross densities on undeveloped land where substantial natural resources are present on the site. Division 10-50.110 provides standards for specific building types and specifies the transect zones in which they are allowed. The T4N.2 transect zone allows townhouses in new neighborhoods. Townhouse standards are located in Division 10-50.110.120. Front-loaded townhouses are only allowed where topography does not allow alley access, as with this development. However, the developer was able to design the townhouses to place livable space in front of the garage in the form of optional guest suites or porches.

The Townhouse Building Type permits a minimum lot area of 1,440 square feet (18' width x 80' depth). The lots within the Switzer Canyon Townhome subdivision comply with the minimum lot area. The condominium

plat to be abandoned did not require division of land; therefore the side and rear-yard setbacks were non-existent. The replat townhome project complies to the maximum extent feasible with the Townhouse Building Type standards (including open space, size/massing) and building form and placement standards such as setbacks and height allowed in the T4N.2 transect zone (10-40.40.030, p. 40.40-32). There are a few lots which do not meet the 10' by 10' minimum depth and width for private open space but do meet the 15% of lot area. Setback requirements for the T4N.2 transect zone are:

Front: 5' min.; 12' max.	Provided (min.):	5'
Side: 3' min. (0' for side by side units)	Provided (min.):	5' (0' for side by side units)
Rear: 3' min.	Provided (min.):	3' (Downhill); 15' (Uphill)

Maximum permitted height in the T4N.2 transect zone is 4 stories with a maximum overall height of 52'. The proposed townhouses will have a three stories maximum with a maximum overall height of 48'-2" (uphill models).

Thirty of the townhouse units will be "Downhill Models." These duplex units are located on the downhill side of each street and access into each unit is from the uphill side of the slope. The Downhill models include basements and two car garages. Some of these units (rear elevation with balconies) will be visible from Switzer Canyon Drive.

Eighteen of the townhouse units will be "Uphill Models" which will be located on the uphill side of each street. Access into each unit is from the lower end of the slope. These duplex and triplex units are generally on flatter slopes and do not include basements. They will include two car garages.

The building elevations provide visual interest by incorporating design review elements including: primary entrances at human scale, recessed garage doors, sloped roofs with overhanging eaves, multiple roof planes and varying pitch angles, and indigenous building materials. Each unit has an individual pedestrian entry facing the street, which is in compliance with the Townhouse building type.

Landscaping

The submitted landscape plan indicates that existing Ponderosa pines will be sufficient to meet minimum requirements for peripheral buffer landscaping. Foundation landscaping on each lot will be met by a combination of credits for existing Ponderosa trees and new plantings. New landscaping will be planted to meet parking lot landscaping requirements for the surface parking areas. Forest View Drive will be planted with 17 new street trees, identified as Purple Robe Locust.

Natural Resources

Resources on the site include steep slopes, moderate slopes, and forest. The resource protection plan submitted with the Preliminary Plat application indicates that minimum protection standards will be met. In this case the resource calculations include a 5 percent credit toward slope and tree resource for preservation of open space (Section 10-30.60.060.B.1.c), when on-site design conforms to the City's open space plan and public non-motorized pedestrian access is provided.

The Resource Protection table on the following page shows that 0.25 acres of excess slope in the steep slope category (25-34.9%) was applied to the moderate slope category (17-24.9%) in order to meet the required slope protection level.

According to the resource plan, there is a total of 453 tree resource points on the non-sloped portion of the site. Following development, 139 tree resource points will be removed resulting in 314 points or approximately 69.4 percent preservation of the existing tree resource points.

RESOURCE PROTECTION LAND IN THE R1 DISTRICT
SWITZER CANYON VILLAGE TOWNHOMES

RESOURCE	TOTAL ACRES	REQUIRED PROTECTION LEVEL & ACRES	PROTECTED LEVEL & PROTECTED ACRES
Rural Floodplain	None	--	--
Slope 17-24.9%	15.26	65% (70% - 5% O.S. credit) 9.92	*65% 9.92 (9.67 + 0.25)
Slope 25% -34.9%	1.00	75% (80% - 5% O.S. credit) 0.75	100% 1.00 (0.25 extra)
Forest Resource	Total Tree <u>Resource Points</u> 453	50% 227 points	69.4% 314 points

* Developer credited 0.25 acres of excess slope from the 25% and greater slopes to meet minimum thresholds for slopes of 17-24.9%.

Open Space

As noted earlier in this report, a majority of the site is designated open space in the Land Use and Transportation Plan. Staff believes the developer has designed the subdivision in conformance to the City's open space plan to the extent possible. The proposed development is clustered and limited to the northerly half of the site leaving a 7.52-acre, open space tract identified as Tract "A" on the Preliminary Plat. The areas outside of development on tract "B" as identified on the plat will remain undisturbed. The majority of area outside of development on Tract "C" will also remain undisturbed, except for a completed detention basin facility and drainage structure. All of the open space areas will be dedicated to the Home Owners Association and will be maintained by the association with the exception of the F.U.T.S. trail, which will be maintained by the City.

F.U.T.S. Trail Development

Per the Regional Land Use and Transportation Plan, a F.U.T.S. trail is designated to pass through this site. The Developer was responsible for construction of the trail from the connection to the public sidewalk on Switzer Canyon Drive at the north property line into and through the site to Tract "A" as indicated on the Preliminary Plat. At a later date, this portion of the trail will be hard-surfaced and constructed per the City standard. A twenty-foot-wide easement will be dedicated to the City for this section of trail, which will be maintained by the City. The City shall be responsible for the construction of the trail through Tract "A" at a future date. A blanket easement will be dedicated to the City on Tract "A" in order to allow the City flexibility in determining the future trail alignment in relation to the adjacent parcel to the south.

Site Planning Design Standards

As previously described, the infrastructure such as grading, curbs, gutters and sidewalks was installed several years ago as part of the previous planned condominium project. Prior to construction, Design Review guidelines applicable under the previous Land Development Code were applied and approved. The submitted

Preliminary Plat site layout meets the guidelines which were applicable at that time. The new proposed building elevations meet the new Architectural Design Standards for buildings.

SYSTEMS ANALYSIS:

Access and Traffic

A “Residential Local Narrow” public street was constructed by the previous developer from Switzer Canyon Drive and connecting into the completed Forest View Drive that was constructed with the platted Switzer Terrace Subdivision. The relatively new public street includes a five-foot sidewalk and five-foot parkway system from Switzer Canyon Drive into the subdivision. The public sidewalk continues through the subdivision and connects to Switzer Canyon Drive along the north side of the street. However, the parkway was designed and built to be eliminated after passing the living units in order to match the approved public roadway system that was constructed in the platted Switzer Terrace Subdivision.

Two private streets have already been constructed to intersect with the public road, then converge and end in a cul-de-sac to provide access to the majority of the units. The private roads include five-foot-wide sidewalks on one side located at the back of the curb to provide pedestrian circulation and connection to the public sidewalk system.

Parking for the living units will consist of a two-car garage. The previously planned condominiums were designed to have one-car garages with a surface space in tandem configuration outside of each garage. Approximately twenty-eight additional surface parking spaces will be provided in areas throughout the subdivision to accommodate visitors. The asphalt surfaces have been constructed but they need to be striped.

The previous Developer was responsible for and completed edge improvements on Switzer Canyon Drive across the property frontage to include roadway widening, bike lane, curb, gutter, five-foot sidewalk and parkway.

Transit Facilities

The nearest public transit stop to the proposed subdivision is located to the south in proximity to the intersection of Route 66 and Switzer Canyon Drive.

Water and Wastewater

Eight-inch public waterlines have been constructed beneath the public and private streets. Connections have been made to the eight-inch public waterline extension constructed by the previous Developer along the property frontage under Switzer Canyon Drive and the eight-inch public waterline constructed in the adjacent platted Switzer Terrace Subdivision to the north. Eight-inch public sewer lines have been constructed beneath the public and private streets. Connections have been made to an existing eight-inch public sewer line located along Switzer Canyon Drive. Per the City of Flagstaff Engineering Standards individual water meters/services and sewer services are required to each townhouse unit. Utilities to each new lot must be separate and distinct and not cross property boundaries. Additional sewer taps will be required to be installed so that each unit has its own separate sewer service. The existing water services that will not be used will be abandoned to City of Flagstaff Utilities Section specifications and must be inspected and approved.

Stormwater

Stormwater runoff will be detained in an underground system located on site underneath portions of the public and private streets and the F.U.T.S. trail and released onto Switzer Canyon Drive. The system will be maintained by the subdivision Homeowners Association. A detention basin and drainage system previously constructed on this site serves the adjacent platted Switzer Terrace Subdivision to the north.

In addition, the Preliminary Plat for the proposed townhomes (Grading Plan sheets 1 & 2) shows the location of proposed brow ditches at the top of the cut slopes located above Moriah Drive. The Developer's engineer has provided an addendum to the Drainage Report to demonstrate that the brow ditches will safely convey flows around and away from the proposed townhomes.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

ATTACHMENTS:

- Application
- Location/Vicinity Map
- IDS conditions of approval, January 14, 2014
- Preliminary Plat, Grading, Landscape and Irrigation Plans (11 sheets, 24x36")
- Resource Plan (1 sheet, 24x36")
- Floor Plans & Typ. Elevations (uphill models, downhill models, 11x17")
- Colored Elevations